

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Delegation Request, DG 3-2-04 Y.A.F. Plat a.k.a. Town of Davie Oakes Road Fire Station, 4491 Oakes Road, Generally located west of State Road 7/441, east of Burris Road

**AFFECTED DISTRICT:** District 1

### **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO REVISE A NON-VEHICULAR ACCESS LINE ON THE PLAT KNOWN AS THE Y.A.F. PLAT TO ACCOMMODATE THE TOWN OF DAVIE OAKES ROAD FIRE RESCUE STATION; AND PROVIDING AN EFFECTIVE DATE.

### **REPORT IN BRIEF:**

Approval of the resolution to authorize a revision to a Non-vehicular Access Line (NVAL) on the Y.A.F. Plat to accommodate the Town of Davie Oakes Road Fire Rescue Station is requested. The NVAL on the southern boundary of Parcel "A" of the Y.A.F. Plat needs to be removed to accommodate the Town of Davie Fire Rescue Station. The site area was expanded by a vacation of right-of-way and the NVAL now falls within the area in which the building is going to be constructed. Broward County requires that the Town consent to approval of the request. Staff finds that the request is necessary to allow development of the Town of Davie Fire Rescue Station as shown on the approved site plan and has no objection to the request.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Resolution, Planning Report, Justification, Plat, Sketch and Description of NVAL

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO REVISE A NON-VEHICULAR ACCESS LINE ON THE PLAT KNOWN AS THE Y.A.F. PLAT TO ACCOMMODATE THE TOWN OF DAVIE OAKES ROAD FIRE RESCUE STATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the plat known as the Y.A.F. Plat was approved by the Town Council of the Town of Davie by Resolution Number 85-123 on July 17, 1985, and was subsequently recorded in the public records of Broward County, Plat Book 125, Page 26; and

WHEREAS, the Town of Davie is the owner of Parcel "A" of the Y.A.F. Plat and desires to revise the Non-vehicular Access Line associated with said plat to accommodate the Town of Davie Oakes Road Fire Rescue Station; and,

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the delegation request to revise the Non-vehicular Access Line on Parcel "A" of the Y.A.F. Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2004.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2004.

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*



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**Applicant Information**

**Owner/Petitioner:**

**Name:** Town of Davie  
**Address:** 6591 Orange Drive  
**City:** Davie, FL 33314  
**Phone:** (954) 797-1000

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Approval of the resolution to authorize a revision to a Non-vehicular Access Line (NVAL) on the Y.A.F. Plat to accommodate the Town of Davie Oakes Road Fire Rescue Station.

**Address/Location:** 4491 Oakes Road, Generally located west of State Road 7/441, east of Burris Road.

**Future Land Use Plan Designations:** Industrial

**Zoning:** CF, Community Facilities District

**Existing/Proposed Use:** Vacant/Oakes Road Fire Rescue Station

**Parcel Size:** 1.13 acres (49,188 square feet)

**Surrounding Uses:**

**North:** United Rentals, Self Storage  
**South:** Lake  
**East:** State Road 7/U. S. 441  
**West:** G. S. Equipment

**Surrounding Future Land Use Plan Map Designation:**

Industrial  
Industrial  
Transportation  
Industrial

**Surrounding Zoning:**

**North:** M-3, Intense Manufacturing and Industrial District (Broward County)  
**South:** M-3, Intense Manufacturing and Industrial District (Hacienda Village)  
**East:** B-3, Intense Commercial Business District (Broward County)  
**West:** M-3, Intense Manufacturing and Industrial District (Hacienda Village)

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## Zoning History

**Zoning History:** Town Council approved on March 17, 2004, Ordinance 2004-9, to rezone the property from M-3, Intense Manufacturing and Industrial District (Broward County) and B-3, Intense Commercial Business District (Broward County); to CF, Community Facilities District.

**Previous Requests on same property:** Town Council approved on June 16, 2004, site plan SP 4-1-04, for the Town of Davie Oakes Road Fire Rescue Station.

Town Council approved on June 16, 2004, variance petition V 3-2-04, to increase building height and reduce landscape buffer dimensions.

Town Council approved on March 17, 2004, Ordinance 2004-8, to vacate a 35' section of right-of-way of Oakes Road between Oakes Road and State Road 7 / U.S. 441.

Town Council approved on January 21, 2004, Resolution 2004-16, to amend the Restrictive Plat Note to allow a 20,000 square foot Fire Rescue Station, 4,800 square feet of office and 195,000 square feet of industrial use.

Town Council approved on September 6, 2001, Resolution 2001-232, to amend the restrictive note on the Y.A.F. Plat from 4,800 square feet of office and 215,000 square feet of industrial use to 25,000 square feet of industrial use across the plat; and 16,000 square feet of office use on Parcel "A"; 10,000 square feet of industrial use on Parcel "B"; and 140,000 square feet of industrial use and single 2-bedroom garden apartment on Parcel "C". Broward County Commission approved the item (Item Number 46) on November 6, 2001. The plat note amendment was not recorded.

Town Council approved a plat note amendment by Resolution Number 91-186 on August 7, 1991. The approval was for the amendment of the restrictive note on the Y.A.F. Plat to permit a watchman's quarters on Parcel "C". The plat note amendment was not recorded.

Town Council approved the Y.A.F. Plat by Resolution Number 85-123 on July 17, 1985, and was recorded in Plat Book 125, Page 26 of the public records of Broward County.

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## Application Details

The Non-vehicular Access Line (NVAL) on the southern boundary of Parcel "A" of the Y.A.F. Plat needs to be removed to accommodate the Town of Davie Fire Rescue Station. The site area was expanded by a vacation of right-of-way and the NVAL now falls within the area in which the building is going to be constructed. Broward County requires that the Town consent to approval of the request.

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## Applicable Codes and Ordinances

§12-24 (J) (13) Community Facilities (CF) District. The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

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## Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 58. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 13: Community Facilities Use, Policy 13-3:* The location of regional community facilities should be encouraged, as appropriate, in close proximity to primary transportation facilities and in areas where such uses are complementary to surrounding existing and planned uses.

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## Staff Analysis

The removal of the NVAL from the southern boundary of Parcel "A" of the Y.A.F. Plat will accommodate the Town of Davie Oakes Road Fire Rescue Station.

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## Findings of Fact

Staff finds that the request is necessary to allow development of the Town of Davie Fire Rescue Station as shown on the approved site plan and has no objection to the request.

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## **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

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## **Exhibits**

1. Justification
2. Plat
3. Sketch and Description of NVAL

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



Administration: (954) 7 330  
Administrative Services: (954) 797-1020  
Budget & Finance: (954) 797-1050  
Parks & Recreation: (954) 797-1145  
Development Services: (954) 797-1111

Engineering: (954) 797-1113  
Fire Department: (954) 797-1090  
Police Department: (954) 693-8200  
Public Works: (954) 797-1240  
Utilities: (954) 433-4000

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**TOWN OF DAVIE** 6591 Orange Drive • Davie, Florida 33314-3399

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(954) 797-1000

**TO:** Mayor and Town Council

**THROUGH:** Bruce Bernard *BB*  
Public Works / Capital Projects Director

**FROM:** Cheryl Dolin, R.A. *C. Dolin*  
Project Manager, Capital Projects

**DATE:** March 19, 2004

**PROJECT:** **Oakes Road Fire Rescue Station**

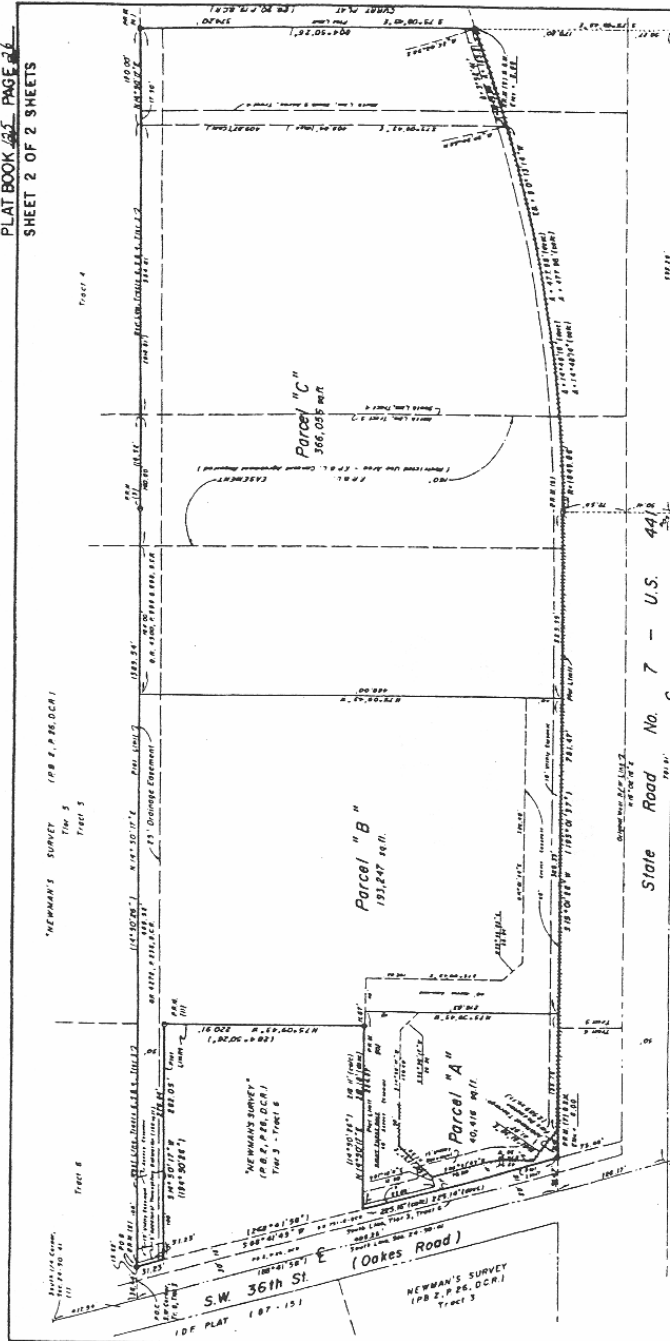
**SUBJECT:** Justification Letter for Revision to Non-Vehicular Access Line

Town of Davie Staff is requesting Town Council to authorize a revision to the Non-Vehicular Access Line. The Town of Davie intends to construct a new **Fire Rescue Station at 4491 Oakes Road**. The plat as recorded has a non-vehicular access line along the south and southwest property boundary, and the southern portion of the property's western boundary line. The property has subsequently been enlarged toward the south by the vacation of a portion of the Oakes Road right-of-way, between Oakes Road and State Road 7. We are requesting that the non-vehicular access line be revised per the attached description and sketch to allow for the construction of the access drive to the new Fire Rescue Station.

An Equal Opportunity Employer







RECORDING NOTICE  
This plat is subject to the provisions of the  
Florida Statutes, Chapter 218, and the  
provisions of the Florida Constitution, Article  
X, Section 10, which require that a copy of  
this plat be filed in the public records of  
the county in which the land is located.

**"Y.A.F. PLAT"**  
A RESUBDIVISION OF PORTIONS OF TRACTS 4, 5 & 6, TIER 3,  
OF SECTION 24, TOWNSHIP 50 SOUTH, RANGE 41 EAST,  
"NEWMAN'S SURVEY" (P.B. 2, P. 26, D.C.R.)  
TOWN OF MAIZE, BROWARD COUNTY, FLORIDA

NOTICE  
This plat is subject to the provisions of the  
Florida Statutes, Chapter 218, and the  
provisions of the Florida Constitution, Article  
X, Section 10, which require that a copy of  
this plat be filed in the public records of  
the county in which the land is located.

Area	Area	Comments
11	11,449,900	11,449,900
12	11,449,900	11,449,900
13	11,449,900	11,449,900
14	11,449,900	11,449,900
15	11,449,900	11,449,900
16	11,449,900	11,449,900
17	11,449,900	11,449,900
18	11,449,900	11,449,900
19	11,449,900	11,449,900
20	11,449,900	11,449,900
21	11,449,900	11,449,900
22	11,449,900	11,449,900

LEGAL DESCRIPTION: EXISTING NON VEHICULAR ACCESS LINE TO BE VACATED

A PORTION OF THE NON-VEHICULAR ACCESS LINE AS SHOWN ON PARCEL "A", Y.A.F. PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 125 AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID Y.A.F. PLAT; THENCE NORTH 15°01'28" EAST, ALONG THE EAST BOUNDARY LINE OF SAID Y.A.F. PLAT, A DISTANCE OF 31.43 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL "A"; THENCE SOUTH 51°51'38" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 76°01'35" WEST, A DISTANCE OF 45.54 FEET; THENCE SOUTH 88°41'49" WEST, A DISTANCE OF 70.00 FEET TO A SOUTHEASTERLY LINE OF AN ACCESS EASEMENT AS SHOWN ON THE SAID Y.A.F. PLAT; THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 38°13'57" WEST, A DISTANCE OF 47.96 FEET TO THE EASTERLY LINE OF SAID ACCESS EASEMENT; THENCE NORTH 14°50'17" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 50.00 FEET FOR THE POINT OF TERMINATION;

BEARINGS SHOWN HEREON ARE BASED ON THE "Y.A.F. PLAT", AS RECORDED IN PLAT BOOK 125, PAGE 26; BROWARD COUNTY PUBLIC RECORDS. THE EASTERLY BOUNDARY LINE OF SAID PLAT BEARS SOUTH 15°01'28" WEST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL LAND SURVEYORS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION LB271

THIS SKETCH IS NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

DOUGLAS M. DAVIS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343  
STATE OF FLORIDA

MAR 11 2004



# CRAVEN THOMPSON & ASSOCIATES INC

• PLANNERS • SURVEYORS

3563 N.W. 53RD. STREET, FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400

FOR: TOWN OF DAVE

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

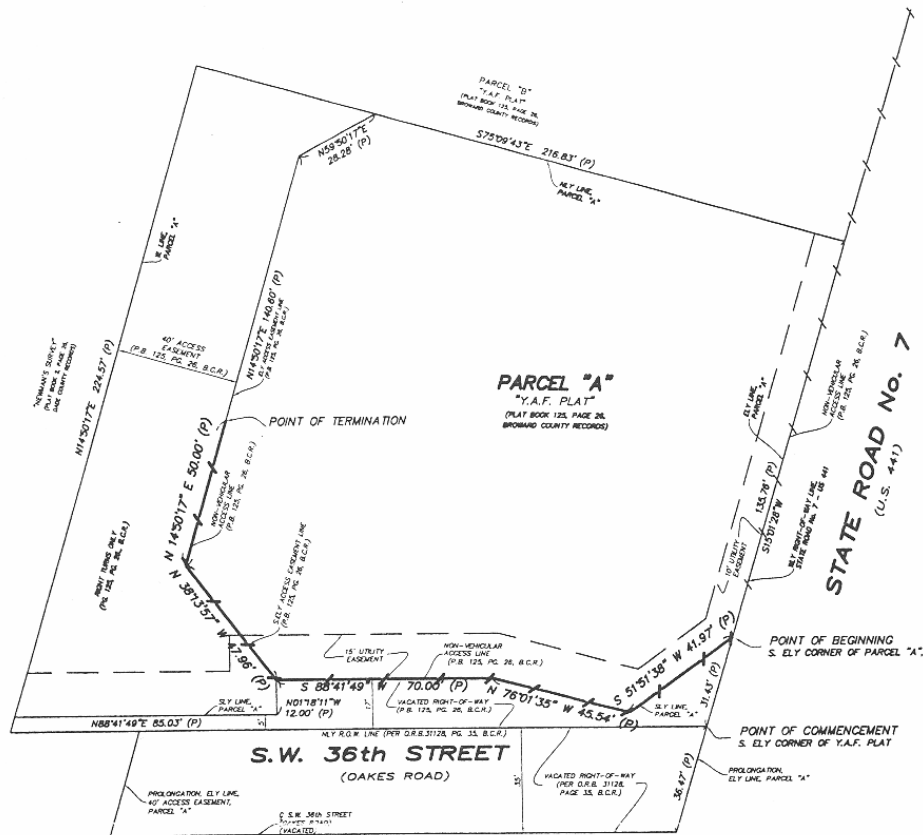
## SKETCH TO ACCOMPANY DESCRIPTION NON VEHICULAR ACCESS LINE TO BE VACATED

### SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE "Y.A.F. PLAT", AS RECORDED IN PLAT BOOK 125, PAGE 26; BROWARD COUNTY PUBLIC RECORDS. THE EASTERLY BOUNDARY LINE OF SAID PLAT BEARS SOUTH 15°01'28" WEST.

O.R.B. INDICATES OFFICIAL RECORDS BOOK  
P.B. INDICATES PLAT BOOK  
P.G. INDICATES PAGE  
B.C.R. INDICATES BROWARD COUNTY RECORDS  
(P) PLAT

SCALE: 1" = 40'



SHEET 2 OF 2 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
				NOTE: The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.
				NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.
				G:\2004\040001\dwg\SD-NVAL.dwg
JOB NO. 04-0001	DRAWN BY: DM	CHECKED BY: DMD	F.B. N/A	PG. DATED: 03-10-04

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